



# BOARD OF APPEALS APPLICATION

RECEIVED

MAY 06 2022

## APPLICATION FOR VARIANCE, WAIVER OR APPEAL

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

City of Snellville  
Planning & Development Department  
2342 Oak Road, 2<sup>nd</sup> Floor  
Snellville, GA 30078  
Phone 770.985.3515 Fax 770.985.3551 [www.snellville.org](http://www.snellville.org)

DATE RECEIVED: \_\_\_\_\_

1700 MEDICAL WAY #2200236  
BOA VARIANCE #22-04  
PARCEL- 5041 175 PIEDMONT MAIN CAMPUS

**Applicant** is: (check one)  
 Owner's Agent  
 Contract Purchaser  
 Property Owner

**Owner** (if not the applicant):  check here if there are additional property owners and attach additional sheets.

Phillip Henry  
Name (please print)  
195 Ben Burton Circle  
Address  
Bogart, GA 30622  
City, State, Zip Code  
706.850.6172 x 104  
Phone Number(s) Fax

JOHN T. TILLMAN  
Name (please print)  
2727 PACES FERRY RD SE, STE 1100  
Address  
ATLANTA, GA 30339  
City, State, Zip Code  
470.271.2303  
Phone Number(s) Fax

Contact Person: Phillip Henry (The Sign Brothers) Phone: 706.850.6172 x 104 Fax: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_ E-mail: phillip@thesignbros.com

**Application for:** (check one)  
 Appeal (describe): \_\_\_\_\_  
 Variance or Waiver from Unified Development Ordinance (describe below)

UDO Section requested for VARIANCE or WAIVER consideration: Varies. See specific code on attachments. Describe Request: Piedmont is updating ground signage.

The proposed signage (matching the current signage specs) conflicts with the new minimum setback, maximum qty, maximum height and maximum square footage req's.

Property Address/Location: 1700 Medical Way, Snellville, GA 30078 Tax Parcel Number(s) R5041 372, R5041 175

State the purpose of this request: Our intent is to match the existing sign specs with our proposed signage in order to maintain the same quality of wayfinding for hospital patients & visitors.

### At a minimum, the following items are required with submittal of this application. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

- Letter of Intent explaining the reason (and demonstrated hardships) for the request for the variance, appeal, or waiver.
- Attachment A - Analysis of impact (if variance application) or details of grievance (if appeal) or details of waiver request (if waiver).
- Attachment B - Certifications: the names, addresses, and original notarized signatures of the applicant and/or property owner(s).
- Recorded Warranty Deed, Security Deed, or Quit Claim Deed including property legal description demonstrating evidence of property ownership;
- Verification by Gwinnett County that all property taxes owed have been paid.
- VARIANCE or WAIVER applications only: As-Built, Site or Concept Plan drawn to scale, showing: (a) north arrow; (b) district, land lot(s) and parcel number(s); (c) the dimensions with bearing and distance; (d) acreage; (e) location of the tract(s), (f) the present zoning and land use classification of all adjacent parcels, (g) the proposed location of structures, driveways, parking and loading areas; (h) the location and extent of required buffer areas; and (i) location of floodplains. Site and Concept Plan shall be prepared by an architect, engineer, landscape architect, or land surveyor whose Georgia state registration is current and valid. Site plan must be stamped and sealed by one of the four above-mentioned professionals no more than six (6) months prior to the date of submittal. All documents must be folded to 8-1/2" x 11";
- Exhibits and accompany documentation to support application and request for variance, appeal, or waiver.
- Nine (9) stapled or bound copies of: the application original and one (1) unbound application (original) bearing original signatures and all other required documents.
- A USB flash drive or CD-ROM containing a digital .pdf file of the application submittal.
- Payment of the appropriate application, public notice sign, and adjoining property owner notification fees. Make checks payable to City of Snellville;

**Pre-submittal appointment recommended a minimum of five (5) business days prior to Application deadline to ensure application is complete, accurate, and includes all required attachments/exhibits and required signatures**

If request is for an APPEAL, please discuss your grievance in detail. You may attach additional sheets and provide additional documentation as appropriate:

N/A

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A VARIANCE from the terms of the Unified Development Ordinance shall not be granted by the Board of Appeals unless and until the applicant has **demonstrated and explained** the following. You may attach additional sheets and provide additional documentation as appropriate:

1) **Demonstrate and explain** how special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same zoning district. *(1) Hospitals have a unique need for a robust wayfinding system, requiring signage above and beyond normal businesses. (2) The campus has multiple buildings and entrances which require their own entrance signs. (3) The size, height, and setback requirements for interior project directional signage impair visibility for vehicular and pedestrian traffic to navigate the hospital campus. (4) Repeat point number 3 for monument signage.*

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2) **Demonstrate and explain** how literal interpretation of the provisions of the UDO would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the UDO. *The sign code currently allows other properties to enjoy sufficient wayfinding for their intended audience. Due to the size and complexity of the campus with multiple entrances, these restrictions do not allow for sufficient visibility and/or legibility for intuitive wayfinding at the hospital.*

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3) **Demonstrate and explain** how the special conditions and circumstances do not result from the actions of the applicant. *Our intent is merely to replace the existing signage with improved signage of a similar size and setback. We are not looking to expand upon the existing signage with this request. Our goal is to maintain the same level of visibility while improving the content to improve patient experience and safety.*

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4) **Demonstrate and explain** that granting the variance (or waiver) requested will not confer on the applicant any special privilege that is denied by the UDO to other lands, structures, or buildings in the same zoning district. *While the hospital technically falls into the same zoning category as other businesses, it can be argued that it is unique in its services provided and the complexity of navigating the campus. In addition, the intended viewers are often in a state of distress or grief which further impairs their ability to navigate to the intended location which makes intuitive, highly visible signage even more crucial.*

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**Please Note:** No non-conforming use of neighboring lands, structures, or buildings in the same zoning district, and no permitted or nonconforming use of lands, will be considered grounds for issuance of a variance or waiver. Peculiar conditions or circumstances which are the result of actions of the owner of property covered by this application cannot be considered as grounds justifying a variance. A "use variance", i.e. a variance for the purpose of using land or a structure, or combination thereof for a purpose prohibited by the present zoning classification of the property covered by this application will not be considered.

**BOARD OF APPEALS CERTIFICATIONS**

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

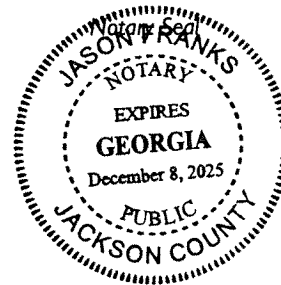
APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Appeal, Waiver or Variance and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that no application or re-application affecting the same land shall be submitted less than twelve (12) months from the date of denial.

Phillip Henry 05-05-22  
Signature of Applicant Date

Phillip Henry, Account Manager (The Sign Brothers)  
Type or Print Name and Title

[Signature] 5-5-22  
Signature of Notary Public Date



PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize PHILLIP HENRY / SIGN BROTHERS to file this application. The undersigned is aware that, in granting any variance or waiver, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with the Unified Development Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance or waiver is granted, shall be deemed a violation of the UDO and punishable under Article 3 of the UDO. If an application for a variance or waiver is denied by the Board of Appeals, a reapplication for such for such variance or waiver may not be made earlier than twelve (12) months from the date of the original application.

Check here if there are additional property owners and attach additional "Property Owner's Certification" sheets.

[Signature] 5-4-22  
Signature of Owner Date

JOHN T. TILLMAN CHIEF REAL ESTATE & CORPORATE DEVELOPMENT OFFICER  
Type or Print Name and Title Notary Seal

Trish S. Bruce 5-4-22  
Signature of Notary Public Date



## **Section 103-7.2. Powers and Duties**

The Board of Appeals has the following powers and duties:

### **A. Administrative Review**

To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by a staff member of the Department in the enforcement of this UDO. See Sec. 103-7.3 (Administrative Decision Appeals).

### **B. Variances and Waivers**

To authorize, upon appeal in specific cases, such variance from the terms of this UDO as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the UDO would result in unnecessary hardship. A variance may not be granted by the Board of Appeals unless and until:

- I. A written application for a variance or waiver is submitted demonstrating:
  - a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same zoning district;
  - b. That literal interpretation of the provisions of this UDO would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this UDO;
  - c. That the special conditions and circumstances do not result from the actions of the applicant;
  - d. That granting the variance or waiver requested will not confer on the applicant any special privilege that is denied by this UDO to other lands, structures, or buildings in the same zoning district.

Any application for an administrative review, variance, and/or waiver must be submitted by noon 36 days before the date on which it is to be considered by the Board of Appeals. The applicant must submit nine stapled or bound copies of the application and any supporting documents, in addition to one unbound application bearing original signatures. In addition, a digital copy in .pdf (and .dwg format, as appropriate) of all materials must be submitted using email, flash drive, or other means approved by the Director. The submitted application must also include: Verification by Gwinnett County that all property taxes owed have been paid; a certificate of title for all lots subject to the application; and a map indicating the subject property(ies) and the adjacent properties, identified by tax parcel number. An initiating party must also file any other information or supporting materials that are required by the City Council, Planning Commission, and/or the Department and must pay any filing fee.

The Department must notify the owners of adjoining properties of the property for which the variance is sought and/or their agent by certified mail with return receipt requested as shown by the Gwinnett County GIS Data Browser. The notification must be mailed not fewer than 15 days, nor more than 45 days before the Board of Appeals hearing. The notification must include a description of the application and the date, time, and place of the public hearing.

2. The City must provide notice of the public hearing at least 15 days before the public hearing. Notice of such hearings must be posted on the property for which the variance or waiver is sought and at city hall.
3. Due notice of the Board of Appeals hearing must be published in the newspaper which carries the legal advertisements of the City, by advertising the application and date, time, place and purpose of the public hearing not fewer than 15 days, nor more than 45 days before the date of the Board of Appeals hearing.
4. The public hearing must be held. Any party may appear in person, or by agent or attorney.
5. The Board of Appeals must further make findings that the requirements of this paragraph B have been met by the applicant for a variance or waiver.
6. The Board of Appeals must further make a finding that the reasons set forth in the application justify the granting of the variance or waiver is the minimum variance that will make possible the reasonable use of the land, building, or structure.
7. The Board of Appeals must further make a finding that the granting of the variance or waiver will be in harmony with the general purpose and intent of this UDO, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

In granting any variance, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with this UDO. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, will be deemed a violation of this UDO that is punishable under its provision.

### **Section 103-7.3. Administrative Decision Appeals**

- A. Appeals to the Board of Appeals concerning interpretation or administration of this UDO may be taken by any person aggrieved or by any officer or bureau of the governing body of the City affected by any decision of a staff member of the Department of Planning and Development. Appeals must be filed with the Department within 15 days of said decision on the form/application provided by the City, including payment of fees. The Director must forthwith transmit to the board all papers constituting the record upon which the action appealed from was taken.
- B. An appeal stays all proceedings in furtherance of the action appealed from unless the Director certifies to the Board of Appeals that, by reason of facts stated in the certificate, a stay would, in their opinion, cause imminent peril, to life or property. In such a case, proceedings may not be stayed otherwise than by the Zoning Board of Appeals or by a restraining order granted by a court of record on application, and notice to the Director for good cause shown.
- C. The person requesting the appeal must first submit to Department a written statement clearly defining the nature of the disagreement, the specific reference to the sections of the regulations at issue, and the applicant's own opinion.
- D. If the Department fails to respond within 10 business days from the date of transmittal of the appeal, the Department must automatically forward a copy of the appeal to the Board of Appeals for final action in their normal course of business.

- E. The Board of Appeals must hear and act upon within 45 days of receipt and give public notice thereof. At the hearing, any party may appear in person or by agent or attorney.
- F. In exercising the above-mentioned powers, the Board of Appeals may, so long as such action is in conformity with the terms of the this UDO, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination as ought to be made, and to that end will have the powers of the Department staff member from whom the appeal is taken.

#### **Section 103-7.4. Reapplication**

If an application for a variance or waiver is denied by the Board of Appeals, a reapplication for such variance or waiver may not be made earlier than 12 months from the date of the original application.

#### **Section 103-7.5. Appeals**

Any person aggrieved by a decision or order of the Board of Appeals may appeal by certiorari to the Superior Court of Gwinnett County. Such appeal must be filed within 30 days from the date of the decision of the Board of Appeals. Upon failure to file the appeal within 30 days, the decision of the Board of Appeals will be final.

**PROPERTY  
LEGAL  
DESCRIPTIONS**

BK 54782 PG 0313

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA

2016 DEC -7 PM 2:00

RICHARD ALEXANDER, CLERK

When Recorded Return To  
Heather Townsend  
National Commercial Services  
First American Title Insurance Company  
Six Concourse Parkway, Ste 2000  
Atlanta, GA 30328  
File No: NCS 796246-2  
After recording return to.

Eastside Medical Center, LLC  
One Park Plaza  
Nashville, TN 37203  
Attn: Vice President, Real Estate

PT-61 # 67-2016-031266  
GWINNETT CO GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 11,860.00  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

**LIMITED WARRANTY DEED**

THIS INDENTURE, made as of the 15<sup>th</sup> day of NOVEMBER, <sup>2016</sup> between VENTAS PLAZA MOB, LLC, a Delaware limited liability company, (hereinafter referred to as "GRANTOR") and EASTSIDE MEDICAL CENTER, LLC, a Georgia limited liability company, its successors and assigns (hereinafter referred to as "GRANTEE").

**WITNESSETH:**

THAT GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE, all that tract or parcel of land lying and being in Snellville, Gwinnett County, Georgia, as more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD, the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said GRANTEE forever in Fee Simple; subject only to all matters set forth on Exhibit "B" attached hereto and incorporated herein by this reference (hereinafter referred to as "Permitted Exceptions").

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property unto the said GRANTEE against the claims of all persons owning, holding or claiming by, through and under the GRANTOR, but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

0114269

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BK 54782 PG 0314

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this Limited Warranty Deed, the day and year first above written.

**GRANTOR:**

Signed, sealed and delivered  
in the presence of:

**VENTAS PLAZA MOB, LLC**, a  
Delaware limited liability company

BY: VENTAS MO HOLDINGS, LLC, its  
managing member

*[Signature]*  
Witness

*[Signature]*  
Notary Public

By: *[Signature]*

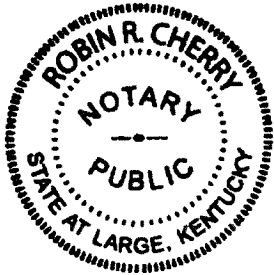
Name: Brian K. Wood

Title: Vice President & Treasurer

My Commission Expires:

*Sept. 5 2020*  
(NOTARY SEAL)

(CORPORATE SEAL)



**ROBIN R. CHERRY**  
NOTARY PUBLIC  
Kentucky, State At Large  
I.D. # 562833  
My Commission Expires 9/5/2020

BK 54782 PG 0315

EXHIBIT "A"

Tract 1

All that tract or parcel of land lying and being in Land Lot 41 of the 5th Land District, City of Snellville, Gwinnett County, Georgia, said tract or parcel of land being more particularly described as follows: To find the True Point of Beginning, commence at a point at the intersection of the easterly line of Land Lot 41 and the northwesterly right-of-way line of Clyde Williams Parkway/North Frontage Road (a/k/a Tree Lane Drive) (r/w varies, per Deed Book 9663, Page 180 and Deed Book 10384, Page 92); thence the following courses and distances along the northwesterly right-of-way line of Clyde Williams Parkway/North Frontage Road South 22 degrees 25 minutes 54 seconds West for a distance of 169.40 feet to a point; thence South 25 degrees 21 minutes 34 seconds West for a distance of 78.89 feet to a point; thence South 25 degrees 21 minutes 34 seconds West for a distance of 198.89 feet to a 1/2 inch iron pin found; thence North 28 degrees 59 minutes 41 seconds West for a distance of 11.03 feet to a 1/2 inch iron pin set; thence South 25 degrees 21 minutes 34 seconds West for a distance of 524.55 feet to a 1/2 inch iron pin set; thence South 64 degrees 38 minutes 26 seconds East for a distance of 9.00 feet to a PK nail set; thence South 25 degrees 21 minutes 34 seconds West for a distance of 160.94 feet to a 1/2 inch iron pin set; thence along a curve to the right having a radius of 763.94 feet and an arc length of 63.15 feet, being subtended by a chord of South 27 degrees 43 minutes 39 seconds West for a distance of 63.13 feet to a 1/2 inch iron pin set; thence along a curve to the right having a radius of 763.94 feet and an arc length of 76.43 feet, being subtended by a chord of South 32 degrees 57 minutes 18 seconds West for a distance of 76.40 feet to a PK nail found in asphalt; thence North 33 degrees 53 minutes 04 seconds West for a distance of 29.94 feet leaving said northwesterly right-of-way line to a 1/2 inch iron pin found; thence North 22 degrees 33 minutes 53 seconds West for a distance of 628.54 feet to a point; thence North 22 degrees 33 minutes 53 seconds West for a distance of 33.49 feet to a point; thence North 67 degrees 26 minutes 07 seconds East for a distance of 81.88 feet to a 1/2 inch iron pin set, said 1/2 inch iron pin set being the Point of Beginning; thence North 20 degrees 21 minutes 13 seconds East for a distance of 223.00 feet to a 1/2 inch iron pin set; thence South 69 degrees 38 minutes 47 seconds East for a distance of 103.00 feet to a 1/2 inch iron pin set; thence South 20 degrees 21 minutes 13 seconds West for a distance of 60.00 feet to a point; thence South 69 degrees 38 minutes 47 seconds East for a distance of 11.00 feet to a point; thence South 20 degrees 21 minutes 13 seconds West for a distance of 29.50 feet to a point; thence South 69 degrees 38 minutes 47 seconds East for a distance of 37.51 feet to a point; thence South 20 degrees 21 minutes 13 seconds West for a distance of 44.00 feet to a point; thence North 69 degrees 38 minutes 47 seconds West for a distance of 37.51 feet to a point; thence South 20 degrees 21 minutes 13 seconds West for a distance of 29.50 feet to a point; thence North 69 degrees 38 minutes 47 seconds West for a distance of 11.00 feet to a point; thence South 20 degrees 21 minutes 13 seconds West for a distance of 60.00 feet to a 1/2 inch iron pin set; thence north 69 degrees 38 minutes 47 seconds West for a distance of 103.00 feet to a 1/2 inch iron pin set, said 1/2 inch iron pin set being the Point of Beginning.

Said tract or parcel of land contains 0.591 acres or 25,752 square feet and being more particularly shown on an as-built survey for The Lincoln National Life Insurance Company, et al., dated December 3, 2003, last revised November 29, 2004, prepared by Valentino & Associates, Inc., Glenn A. Valentino, Georgia Registered Land Surveyor No. 2528.

Tract 2

Easements and other interest in real property contained in that certain Easement Agreement by and between Atlanta Healthcare Management, L.P., EHCA, LLC, and Eastside Physicians Plaza, L.P., dated April 17, 2003, filed May 2, 2003 and recorded at Deed Book 32294, Page 78, Gwinnett County, Georgia records, including without limitation, the easements rights granted over the real property described in said instrument as the "MOB Easement Areas."

Property ID: R5041 368  
Street Address: 1800 Tree Lane, Snellville, GA

A-1

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BK 54782 PG 0316

**EXHIBIT "B"**

**PERMITTED EXCEPTIONS**

6. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes, none now due and payable.
9. No insurance is afforded as to the acreage or square footage contained in the insured property.
12. Terms and provisions of that certain Drainage and Off Site Detention Agreement and Easement Site Preparation Agreement and Easement, by and between Madison Ventures, Ltd., a Georgia corporation, John Hardy Jones and American Medicorp Development Co., a Delaware corporation, dated June 2, 1992, filed for record June 4, 1992, and recorded in Deed Book 7506, Page 86, Gwinnett County, Georgia records; as re-recorded on June 11, 1992 in Deed Book 7527, Page 185, aforesaid records.
13. Terms and provisions of that certain Declaration of Restrictive Covenants, by Atlanta Healthcare Management, L.P., a Delaware limited partnership, and EHCA, LLC, a Georgia limited liability company dated April 17, 2003, filed for record May 02, 2003, and recorded in Deed Book 32294, Page 58, aforesaid records; as amended by that certain First Amendment to Declaration of Restrictive Covenants by and between EHCA, LLC, a Georgia limited liability company and Ventas Plaza MOB, LLC, a Delaware limited liability company, dated July 29, 2008, filed for record July 30, 2008, and recorded in Deed Book 48998, Page 196, aforesaid records.
14. Terms and provisions of that certain Agreement Regarding Future Sale of Real Estate, by and between Eastside Physicians Plaza, L.P., a Georgia limited liability company and EHCA, LLC, a Georgia limited liability company, dated April 17, 2003, filed for record May 02, 2003, and recorded in Deed Book 32294, Page 111, aforesaid records; as amended by that certain First Amendment to Agreement Regarding Future Sale of Real Estate, dated June 30, 2008, filed for record July 24, 2008, and recorded in Deed Book 48988, Page 389, aforesaid records; as affected by that certain Memorandum Confirming Receipt of Letter of Intent, dated July 26, 2008, filed for record September 9, 2008, and recorded in Deed Book 49065, Page 466, aforesaid records.
15. Terms and provisions of that certain Easement Agreement, by and between Atlanta Healthcare Management, L.P., a Delaware limited partnership, EHCA, LLC, a Georgia limited liability company and Eastside Physicians Plaza, L.P., a Georgia limited partnership, dated April 17, 2003, filed for record May 02, 2003, and recorded in Deed Book 32294, Page 78, aforesaid records.
16. Easement from Atlanta Healthcare Management, L.P., a Delaware limited partnership, EHCA, LLC, a Georgia limited liability company to Eastside Physicians Plaza, L.P., a Georgia limited partnership, dated April 7, 2003, filed for record June 4, 2003, and recorded in Deed Book 32904, Page 177, aforesaid records; as assigned by that certain Assignment Easement from Eastside Physicians Plaza,

B-1

1251909 v4

**BK 54782 PG 0317**

L.P., a Georgia limited partnership to Gwinnett County Water and Sewerage Authority, a political subdivision of the State of Georgia, dated April 7, 2003, filed for record July 9, 2003, and recorded in Deed Book 33511, Page 161, aforesaid records.

(Affects Tract 2 only)

17. Water Metering Device Easement from Atlanta Healthcare Management, L.P., a Delaware limited partnership, and EHCA, LLC, a Georgia limited liability company to Gwinnett County Water and Sewerage Authority, a political subdivision of the State of Georgia, dated April 7, 2003, filed for record June 4, 2003, and recorded in Deed Book 32904, Page 185, aforesaid records.

(Affects Tract 2 only)

B-2

1251909 v4




IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, Sealed and Delivered in the Presence of:

**GRANTOR:**

**ATLANTA HEALTHCARE MANAGEMENT, L.P.,**  
a Delaware limited partnership

  
Unofficial Witness

By: Atlanta Market GP, Inc., its general partner

  
Notary Public

By:  SEAL

My Commission Expires:  
3-7-2023

Name: Joseph A. Sowell, III

[AFFIX NOTARY SEAL]

Title: Senior Vice President

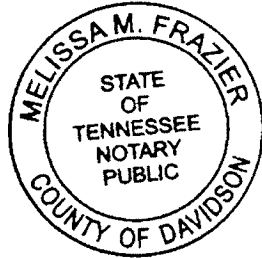


Exhibit A

LEGAL DESCRIPTION

Parcel 1

Tract A

All that tract or parcel of land lying or being within Land Lot 41 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the Northeast line of Land Lot 41 with the Northwest right-of-way line of Clyde Williams Parkway North Frontage Road; thence continuing southwesterly, westerly and northwesterly along Northwest, North, and Northeast right-of-ways of Clyde Williams Parkway North Frontage Road, Tree Lane Road a.k.a. Clyde Williams Parkway and Ronald Reagan Parkway respectively (right-of-way varies), South 22 degrees 25 minutes 54 seconds West, a distance of 169.40 feet to a point; thence, South 25 degrees 21 minutes 34 seconds West, a distance of 78.89 feet to a point; thence, South 25 degrees 21 minutes 34 seconds West, a distance of 198.89 feet to an iron pin found; thence, South 25 degrees 21 minutes 34 seconds West, a distance of 679.22 feet to a point; thence, following along the curvature of an arc to the right having a radius of 763.94 feet a distance of 63.15 feet to a point, said arc being subtended by a chord of South 27 degrees 43 minutes 39 seconds West, a distance of 63.13 feet; thence, following along the curvature of an arc to the right having a radius of 763.94 feet a distance of 76.37 feet to an iron pin set, said arc being subtended by a chord of South 32 degrees 57 minutes 34 seconds West, a distance of 76.34 feet; thence, following along the curvature of an arc to the right having a radius of 763.94 feet a distance of 539.22 feet to a point, said arc being subtended by a chord of South 56 degrees 02 minutes 38 seconds West, a distance of 528.09 feet; thence, following along the curvature of an arc to the right having a radius of 1348.14 feet a distance of 334.49 feet to an iron pin set, said arc being subtended by a chord of South 83 degrees 22 minutes 20 seconds West, a distance of 333.63 feet, said point being the True Point of Beginning, thence, continuing along said right-of-way following along the curvature of an arc to the right having a radius of 1348.14 feet a distance of 192.75 feet to a point, said arc being subtended by a chord of North 85 degrees 25 minutes 26 seconds West, a distance of 192.59 feet; thence, following along the curvature of an arc to the right having a radius of 886.74 feet a distance of 493.11 feet to a point, said arc being subtended by a chord of North 61 degrees 38 minutes 41 seconds West, a distance of 486.77 feet; thence, North 37 degrees 46 minutes 10 seconds West, a distance of 49.75 feet to a point; thence, North 35 degrees 35 minutes 32 seconds West, a distance of 132.40 feet to a point; thence, North 34 degrees 54 minutes 37 seconds West, a distance of 361.02 feet to an iron pin set; thence departing the northeasterly right-of-way of Ronald Reagan Parkway (right-of-way varies), North 55 degrees 21 minutes 07 seconds East, a distance of 115.11 feet to an iron pin set; thence, North 58 degrees 54 minutes 36 seconds East, a distance of 472.96 feet to an iron pin set; thence, South 30 degrees 42 minutes 14 seconds East, a distance of 78.38 feet to an iron pin set; thence, North 60 degrees 13 minutes 46 seconds East, a distance of 37.00 feet to an iron pin set; thence, South 19 degrees 08 minutes 29 seconds East, a distance of 665.00 feet to an iron pin set; thence, South 58 degrees 24 minutes 43 seconds East, a distance of 48.98 feet to an iron pin set; thence, South 19 degrees 08 minutes 29 seconds East, a distance of 313.71 feet to an iron pin set on the North right-of-way line of Tree Lane Road a.k.a. Clyde Williams Parkway, said point being the True Point of Beginning.

Said tract or parcel of land containing 10.7250 Acres and shown as Tract "A" on Boundary Survey with As-Built Improvements for: American Mediacorp Development Company and Chicago Title Insurance Company, prepared by David A. Burre Engineers & Surveyors, Inc. dated September 30, 1998 and most recently revised January 13, 1999.

*Limited Warranty Deed - 1600 & 1700 Medical Way & 1700 Tree Lane Road (Helipad), Snellville, Gwinnett Co., Georgia  
Exhibit A - Legal Description  
78804796.1*

Together with:

**Tract B**

All that tract or parcel of land lying or being within Land Lot 41 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the Northeast line of Land Lot 41 with the Northwest right-of-way line of Clyde Williams Parkway North Frontage Road; thence continuing southwesterly along Northwest, right-of-ways of Clyde Williams Parkway North Frontage Road, (right-of-way varies), South 22 degrees 25 minutes 54 seconds West, a distance of 169.40 feet to a point; thence, South 25 degrees 21 minutes 34 seconds West, a distance of 78.89 feet to a point; thence, South 25 degrees 21 minutes 34 seconds West, a distance of 198.89 feet to an iron pin found; thence, South 25 degrees 21 minutes 34 seconds West, a distance of 679.22 feet to a point; thence, following along the curvature of an arc to the right having a radius of 763.94 feet a distance of 63.15 feet to a point, said arc being subtended by a chord of South 27 degrees 43 minutes 39 seconds West, a distance of 63.13 feet; thence, following along the curvature of an arc to the right having a radius of 763.94 feet a distance of 76.37 feet to an iron pin set, said arc being subtended by a chord of South 32 degrees 57 minutes 34 seconds West, a distance of 76.34 feet; said point being the True Point of Beginning; thence continuing along the northerly right-of-way of Tree Lane Road a.k.a. Clyde Williams Parkway (right-of-way varies), following along the curvature of an arc to the right having a radius of 763.94 feet a distance of 539.22 feet to a point, said arc being subtended by a chord of South 56 degrees 02 minutes 38 seconds West, a distance of 528.09 feet; thence, following along the curvature of an arc to the right having a radius of 1348.14 feet a distance of 334.49 feet to an iron pin set, said arc being subtended by a chord of South 83 degrees 22 minutes 20 seconds West, a distance of 333.63 feet; thence departing the northerly right-of-way of Tree Lane Road a.k.a. Clyde Williams Parkway (right-of-way varies), North 19 degrees 08 minutes 29 seconds West, a distance of 313.71 feet to an iron pin set; thence, North 58 degrees 24 minutes 43 seconds West, a distance of 48.98 feet to an iron pin set; thence, North 19 degrees 08 minutes 29 seconds West, a distance of 665.00 feet to an iron pin set; thence, North 60 degrees 13 minutes 46 seconds East, a distance of 489.25 feet to an iron pin found; thence, North 58 degrees 58 minutes 01 second East, a distance of 174.98 feet an iron pin found; thence, North 58 degrees 58 minutes 07 seconds East, a distance of 145.94 feet to an iron pin found; thence, South 22 degrees 33 minutes 53 seconds East, a distance of 1083.31 feet to an iron pin set; thence, South 34 degrees 00 minutes 26 seconds East, a distance of 29.87 feet to an iron pin set on the northwesterly right-of-way of Clyde Williams Parkway North Frontage Road, said point being the True Point of Beginning.

Said tract or parcel of land containing 21.4164 Acres and shown as Tract "B" on Boundary Survey with As-Built Improvements for: American Medicorp Development Company and Chicago Title Insurance Company, prepared by David A. Burre Engineers & Surveyors, Inc. dated September 30, 1998 and most recently revised January 13, 1999.

Together with:

**Tract C**

All that tract or parcel of land lying or being within Land Lot 41 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the Northeast line of Land Lot 41 with the Northwest right-of-way line of Clyde Williams Parkway North Frontage Road; thence continuing southwesterly, along Northwest, right-of-way of Clyde Williams Parkway North Frontage Road, (right-of-way varies), South 22 degrees 25 minutes 54 seconds West, a distance of 169.40 feet to a point; thence, South 25 degrees 21 minutes 34 seconds West, a distance of 78.89 feet to a point; thence, South 25 degrees 21 minutes 34 seconds West, a distance of 198.89 feet to an iron pin found; said point being the True Point of Beginning; thence continuing along said right-of-way, South 25 degrees 21 minutes 34 seconds West, a distance of 679.22 feet to a point; thence, following along the curvature of an arc to the right having a radius of 763.94 feet a distance of 63.15 feet to a point, said arc being subtended by a chord of South 27 degrees 43 minutes

*Limited Warranty Deed - 1600 & 1700 Medical Way & 1700 Tree Lane Road (Helipad), Snellville, Gwinnett Co., Georgia  
Exhibit A - Legal Description  
78804796.1*



39 seconds West, a distance of 63.13 feet; thence, following along the curvature of an arc to the right having a radius of 763.94 feet a distance of 76.37 feet to a point, said arc being subtended by a chord of South 32 degrees 57 minutes 34 seconds West, a distance of 76.34 feet; thence departing the northwesterly right-of-way of Clyde Williams Parkway (right-of-way varies), North 34 degrees 00 minutes 26 seconds West, a distance of 29.87 feet to an iron pin set; thence, North 22 degrees 33 minutes 53 seconds West, a distance of 1083.31 feet to an iron pin found; thence North 58 degrees 58 minutes 07 seconds East, a distance of 378.88 feet to an iron pin set; thence, North 62 degrees 50 minutes 06 seconds East, a distance of 174.71 feet to an iron pin set; thence, South 29 degrees 00 minutes 26 seconds East, a distance of 647.78 feet to iron pin found on the northwesterly right-of-way of Clyde Williams Parkway North Frontage Road (right-of-way varies), said point being the True Point of Beginning.

Said tract or parcel of land containing 12.2434 Acres and shown as Tract "C" on Boundary Survey with As-Built Improvements for: American Medicorp Development Company and Chicago Title Insurance Company, prepared by David A. Burre Engineers & Surveyors, Inc. dated September 30, 1998 and most recently revised January 13, 1999.

Less and except:

All that tract or parcel of land lying or being within Land Lot 41 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the Northeast line of Land Lot 41 with the Northwest right-of-way line of Clyde Williams Parkway North Frontage Road; thence continuing southwesterly, westerly and northwesterly along Northwest, North, and Northeast right-of-ways of Clyde Williams Parkway North Frontage Road, Tree Lane Road a.k.a. Clyde Williams Parkway and Ronald Reagan Parkway respectively (right-of-way varies), South 22 degrees 25 minutes 54 seconds West, a distance of 169.40 feet to a point; thence, South 25 degrees 21 minutes 34 seconds West, a distance of 78.89 feet to a point; thence, South 25 degrees 21 minutes 34 seconds West, a distance of 198.89 feet to an iron pin found; thence, South 25 degrees 21 minutes 34 seconds West, a distance of 679.22 feet to a point; thence, following along the curvature of an arc to the right having a radius of 763.94 feet a distance of 63.15 feet to a point, said arc being subtended by a chord of South 27 degrees 43 minutes 39 seconds West, a distance of 63.13 feet; thence, following along the curvature of an arc to the right having a radius of 763.94 feet a distance of 76.37 feet to an iron pin set, said arc being subtended by a chord of South 32 degrees 57 minutes 34 seconds West, a distance of 76.34 feet; thence, following along the curvature of an arc to the right having a radius of 763.94 feet a distance of 539.22 feet to a point, said arc being subtended by a chord of South 56 degrees 02 minutes 38 seconds West, a distance of 528.09 feet; thence, following along the curvature of an arc to the right having a radius of 1348.14 feet a distance of 334.49 feet to an iron pin set, said arc being subtended by a chord of South 83 degrees 22 minutes 20 seconds West, a distance of 333.63 feet; thence, departing the northerly right-of-way of Tree Lane Road a.k.a. Clyde Williams Parkway (right-of-way varies) North 19 degrees 08 minutes 29 seconds West, a distance of 313.71 feet to an iron pin set; thence, North 58 degrees 24 minutes 43 seconds West, a distance of 48.98 feet to an iron pin set; thence, North 19 degrees 08 minutes 29 seconds West, a distance of 39.66 feet to a point; thence, departing the property line common to Tract "A" and Tract "B" South 70 degrees 51 minutes 31 seconds West, a distance of 24.24 feet to a point; said point being the True Point of Beginning; thence, South 70 degrees 51 minutes 31 seconds West, a distance of 30.00 feet to a point; thence, South 19 degrees 08 minutes 29 seconds East, a distance of 6.00 feet to a point; thence, South 70 degrees 51 minutes 31 seconds West, a distance of 123.12 feet to a point; thence, North 19 degrees 08 minutes 29 seconds West, a distance of 30.00 feet to a point; thence, South 70 degrees 51 minutes 31 seconds West, a distance of 43.21 feet to a point; thence, following along the curvature of an arc to the right having a radius of 108.43 feet a distance of 68.44 feet to a point, said point being subtended by a chord of North 45 degrees 58 minutes 26 seconds West, a distance of 67.31 feet; thence, South 70 degrees 51 minutes 31 seconds West, a distance of 35.34 feet to a point; thence, following along the curvature of an arc to the right having a radius of 108.36 feet a distance of 33.13 feet to a point, said arc being subtended by a chord North 19 degrees 08 minutes 29 seconds West, a distance of 33.00 feet; thence, North 70 degrees 51 minutes 31 seconds East, a distance of 35.34 feet to a point; thence, following along the curvature of an arc to the right having a radius of 108.43 feet a distance of 68.44 feet

to a point, said arc being subtended by a chord of North 07 degrees 41 minutes 27 seconds East, a distance of 67.31 feet; thence, North 70 degrees 51 minutes 31 seconds East, a distance of 48.21 feet to a point; thence, North 19 degrees 08 minutes 29 seconds West, a distance of 30.00 feet to a point; thence, North 70 degrees 51 minutes 31 seconds East, a distance of 123.12 feet to a point; thence, South 19 degrees 08 minutes 29 seconds East, a distance of 6.00 feet to a point; thence North 70 degrees 51 minutes 31 seconds East, a distance of 30.00 feet to a point; thence, South 19 degrees 08 minutes 29 seconds East, a distance of 201.13 feet to a point said point being the True Point of Beginning.

Said tract or parcel of land containing 1.0138 acres.

Further less and except:

M.O.B. Parcel

All that tract or parcel of land lying and being in Land Lot 41 of the 5th Land District, City of Snellville, Gwinnett County, Georgia, said tract or parcel of land being more particularly described as follows:

To find the Point of Beginning commence at a point at the intersection of the easterly line of Land Lot 41 and the northwesterly right-of-way line of Clyde Williams Parkway North Frontage Road (aka Tree Lane Drive) (r/w varies, per Deed Book 9663, Page 180 and Deed Book 10384, Page 92).

Thence the following courses and distances along the northwesterly right-of-way line of Clyde Williams Parkway North Frontage Road, South 22 degrees 25 minutes 54 seconds West for a distance of 169.40 feet to a point.

Thence South 25 degrees 21 minutes 34 seconds West for a distance of 78.89 feet to a point.

Thence South 25 degrees 21 minutes 34 seconds West for a distance of 198.89 feet to a 1/2 inch iron pin found.

Thence South 25 degrees 21 minutes 23 seconds West for a distance of 679.06 feet to a 1/2 inch iron pin set.

Thence along a curve to the right having a radius of 763.94 feet and an arc length of 63.15 feet, being subtended by a chord of South 27 degrees 43 minutes 39 seconds West for a distance of 63.13 feet to a 1/2 inch iron pin set.

Thence along a curve to the right having a radius of 763.94 feet and an arc length of 76.43 feet, being subtended by a chord of South 32 degrees 57 minutes 18 seconds West for a distance of 76.40 feet to a PK Nail found in asphalt.

Thence North 33 degrees 53 minutes 04 seconds West for a distance of 29.94 feet leaving said northwesterly right-of-way line to a 1/2 inch iron pin found.

Thence North 22 degrees 33 minutes 53 seconds West for a distance of 662.03 feet to a point.

Thence North 67 degrees 26 minutes 07 seconds East for a distance of 81.88 feet to a 1/2 inch iron pin set, said 1/2 inch iron pin set being the Point of Beginning.

Thence North 20 degrees 21 minutes 13 seconds East for a distance of 223.00 feet to a 1/2 inch iron pin set.

Thence South 69 degrees 38 minutes 47 seconds East for a distance of 103.00 feet to a 1/2 inch iron pin set.

Thence South 20 degrees 21 minutes 13 seconds West for a distance of 60.00 feet to a point.

Thence South 69 degrees 38 minutes 47 seconds East for a distance of 11.00 feet to a point.

Thence South 20 degrees 21 minutes 13 seconds West for a distance of 29.50 feet to a point.

Thence South 69 degrees 38 minutes 47 seconds East for a distance of 37.51 feet to a point.

Thence South 20 degrees 21 minutes 13 seconds West for a distance of 44.00 feet to a point.

Thence North 69 degrees 38 minutes 47 seconds West for a distance of 37.51 feet to a point.

Thence South 20 degrees 21 minutes 13 seconds West for a distance of 29.50 feet to a point.

Thence North 69 degrees 38 minutes 47 seconds West for a distance of 11.00 feet to a point.

Thence South 20 degrees 21 minutes 13 seconds West for a distance of 60.00 feet to a 1/2 inch iron pin set.

Thence North 69 degrees 38 minutes 47 seconds West for a distance of 103.00 feet to a 1/2 inch iron pin set, said 1/2 inch iron pin set being the Point of Beginning.

Said tract or parcel of land contains 0.591 acres or 25,752 square feet.

Further less and except:

City of Snellville Right of Way Deed from Atlanta Healthcare Management, L.P. and EHCA, LLC dated April 7, 2003, filed for record September 11, 2003 and recorded in Deed Book 34733, Page 109, aforesaid records.

Parcel 2

Easements and other interests in real property contained in that certain Grant of Easement by and between Madison Ventures, Ltd., John Hardy Jones and American Medicorp Development Co. filed for record June 4, 1992 and recorded in Deed Book 7506, Page 78, aforesaid records.

Parcel 3

Easements and other interests in real property contained in that certain Drainage and Off Site Detention Agreement and Easement Site Preparation Agreement and Easement by and between Madison Ventures, Ltd., John Hardy Jones and American Medicorp Development Co. dated June 2, 1992, filed for record June 4, 1992 and recorded in Deed Book 7506, Page 86, aforesaid records.

Parcel 4

Easements and other interests in real property contained in that certain Drainage and Off Site Detention Agreement and Easement Site Preparation Agreement and Easement by and between Madison Ventures, Ltd., John Hardy Jones and American Medicorp Development Co. dated June 2, 1992, filed for record June 11, 1992 and recorded in Deed Book 7527, Page 185, aforesaid records.

Parcel 5

Easements and other interests in real property contained in that certain Declaration of Restrictive Covenants by American Medicorp Development Co. dated January 31, 1994, filed for record February 1, 1994 and recorded in Deed Book 9949, Page 106, aforesaid records; as amended by Amendment to Declaration of Restrictive Covenants between Eastside Physicians Center, L.P. and American Medicorp Development Co. dated January 26, 1999, filed for record January 29, 1999 and recorded in Deed Book 17657, Page 52, aforesaid records; as amended by Second Amendment to Declaration of Restrictive Covenants by and between EHCA, LLC and Ventas Center MOB, LLC dated July 29, 2008, filed for record July 30, 2008 and recorded in Deed Book 48998, Page 202, aforesaid records.

Parcel 6

Easements and other interests in real property contained in that certain Easement and Restrictive Covenant Agreement by and between American Medicorp Development Co. and Eastside Physicians Center, L.P. dated January 31, 1994, filed for record February 1, 1994 and recorded in Deed Book 9949, Page 119, aforesaid records; as amended by Amendment to Declaration of Restrictive Covenants between Eastside Physicians Center, L.P. and American Medicorp Development Co. dated January 26, 1999, filed for record January 29, 1999 and recorded in Deed Book 17657, Page 46, aforesaid records.

Parcel 7

Easements and other interests in real property contained in that certain Declaration of Restrictive Covenants by and between Atlanta Healthcare Management, L.P. and EHCA, LLC dated April 17, 2003, filed for record May 2, 2003 and recorded in Deed Book 32294, Page 58, aforesaid records; as amended by First Amendment to Declaration of Restrictive Covenants by and between EHCA, LLC and Ventas Plaza MOB, LLC dated July 29, 2008, filed for record July 30, 2008 and recorded in Deed Book 48998, Page 196, aforesaid records.

**Parcel 8**

Easements and other interests in real property contained in that certain Easement Agreement by and between Atlanta Healthcare Management, L.P. and EHCA, LLC dated April 17, 2003, filed for record May 2, 2003 and recorded in Deed Book 32264, Page 78, aforesaid records.

**Parcel 9**

Easements and other interests in real property contained in that certain Declaration of Covenants, Restrictions and Easements by Atlanta Healthcare Management, L.P., EHCA, LLC and EHCA Eastside, LLC dated June 30, 2010, filed for record July 8, 2010 and recorded in Deed Book 50157, Page 453, aforesaid records.

**Parcel 10**

Easements and other interests in real property contained in that certain Declaration of Covenants, Restrictions and Easements by Atlanta Healthcare Management, L.P. and Eastside Medical Center, LLC filed for record December 17, 2013 and recorded in Deed Book 52697, Page 357, aforesaid records.

COMMONLY KNOWN AS: 1600 & 1700 MEDICAL WAY & 1700 TREE LANE ROAD (HELIPAD),  
SNELLVILLE, GWINNETT CO., GA 30078

PERMANENT TAX INDEX NUMBER: R5041 175

BK48823PG0064

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

2008 MAY -2 PM 3:58

TOM LAWLER, CLERK

Attn: AHB  
Anderson Tate + Carr PC  
P.O. Box 2000  
Lawrenceville, Ga. 30046

303910 -11

After recording, return to  
Warren H. Small, Jr.  
2393 Alton Road, N.W.  
Atlanta, Georgia 30305

**CORRECTIVE LIMITED WARRANTY DEED**

**NOTE TO CLERK: PLEASE CROSS-INDEX AND CROSS-REFERENCE TO LIMITED WARRANTY DEED RECORDED IN DEED BOOK 47082, PAGE 360.**

STATE OF GEORGIA

COUNTY OF \_\_\_\_\_

THIS INDENTURE, made the 2nd day of MAY in the year 2008 between **MADISON VENTURES, LTD.**, a Georgia corporation, as party or parties of the first part, hereinafter called GRANTOR, and **EHCA EASTSIDE, LLC**, a Georgia limited liability company, as party or parties of the second part, hereinafter called GRANTEE (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, its or their heirs, successors or assigns, the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 41 of the 5<sup>th</sup> District of Gwinnett County, Georgia, being more particularly described in Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Said property is conveyed subject to those permitted title exceptions set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise

CORRECTIVE LIMITED WARRANTY DEED

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PAGE 1

14

appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

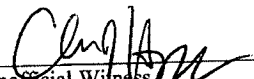
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons claiming by through or under Grantor, but not otherwise.

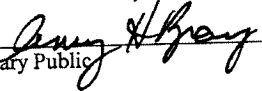
This Corrective Limited Warranty Deed is executed and delivered in order to correct the legal description contained in a prior Limited Warranty Deed between the parties dated September 29, 2006, recorded in Deed Book 47082, page 360, Gwinnett County, Georgia Records.

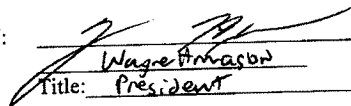
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered  
in the presence of:

MADISON VENTURES, LTD., a Georgia  
corporation

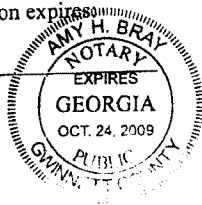
  
Unofficial Witness

  
Notary Public

BY:   
Title: President

ATTEST: \_\_\_\_\_  
Title: N/A

My commission expires \_\_\_\_\_



[CORPORATE SEAL]

EXHIBIT A

**ALL THAT TRACT OR PARCEL OF LAND** lying and being in Land Lot 41 of the 5<sup>th</sup> District of Gwinnett County, Georgia, and being more particularly described as follows:

**BEGINNING** at the point of intersection of the northeastern side of the right-of-way of Tree Lane (right-of-way width varies) and the southeastern side of the right-of-way of New Hampton Drive (50-foot right-of-way); running thence along the southeastern side of the right-of-way of New Hampton Drive along the arc of a curve to the right a distance of 57.22 feet to a point (said arc having a radius of 2,839.79 feet and being subtended by a chord running North 58 degrees 19 minutes 51 seconds East a distance of 57.22 feet); continuing thence North 58 degrees 54 minutes 36 seconds East along the southeastern side of the right-of-way of New Hampton Drive a distance of 669.38 feet to the point of intersection of the northeastern terminus of said southeastern right-of-way of New Hampton Drive with the southwestern side of the southeastern terminus of that portion of Smokey Hollow Court (having a 62.10-foot right-of-way width at this point) remaining after the abandonment of the southeastern portion of Smokey Hollow Court pursuant to Resolution 2006-31 adopted by the City of Snellville on September 25, 2006; thence leaving the aforementioned terminus of the right-of-way of New Hampton Drive and continuing along the last-mentioned bearing of North 58 degrees 54 minutes 36 seconds East a distance of 712.10 feet (inclusive of the aforementioned 62.10-foot right-of-way width of Smokey Hollow Court and also of the former 50-foot right-of-way of Huntington Court which was abandoned in its entirety pursuant to aforementioned City of Snellville Resolution 2006-31) to a point on the southwestern side of the former right-of-way (50-foot right-of-way) of Hampton Place which also was abandoned in its entirety pursuant to aforementioned City of Snellville Resolution 2006-31); running thence South 30 degrees 15 minutes 27 seconds East a distance of 240.84 feet to a 1/2-inch rebar found; running thence South 58 degrees 58 minutes 07 seconds West a distance of 145.94 feet to a 1/2-inch rebar found; running thence South 58 degrees 58 minutes 01 second West a distance of 174.98 feet to a point; running thence South 60 degrees 13 minutes 46 seconds West a distance of 489.25 feet to a point; continuing thence South 60 degrees 13 minutes 46 seconds West a distance of 37.00 feet to a point; running thence North 30 degrees 42 minutes 14 seconds West a distance of 78.38 feet to a point; running thence South 58 degrees 54 minutes 36 seconds West a distance of 472.96 feet to a 1/2-inch rebar found; running thence South 55 degrees 20 minutes 48 seconds West a distance of 104.92 feet to a 1/2-inch rebar found on the northeastern side of the right-of-way of Tree Lane (right-of-way varies); running thence North 35 degrees 02 minutes 05 seconds West along the northeastern side of the right-of-way of Tree Lane a distance of 101.73 feet to a point; thence continuing along the northeastern side of the right-of-way of Tree Lane, following the curvature of an arc to the left a distance of 54.59 feet to an 1/2-inch rebar set at the TRUE POINT OF BEGINNING (said arc having a radius of 5869.69 feet and being subtended by a chord running North 35 degrees 18 minutes 04 seconds West a distance of 54.59 feet).

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10012

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FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

2008 MAY -2 PM 3: 59

TOM LAWLER, CLERK

303911

**AFTER RECORDING, RETURN TO:**

Thomas J. Andersen, Esq.  
ANDERSEN, TATE & CARR, P.C.  
1505 Lakes Parkway, Suite 100  
Lawrenceville, Georgia 30043  
File #1159.20423

STATE OF GEORGIA

COUNTY OF GWINNETT

**CORRECTIVE GENERAL WARRANTY DEED**

**NOTE TO CLERK: PLEASE CROSS-INDEX AND CROSS-REFERENCE TO  
GENERAL WARRANTY DEED RECORDED IN DEED BOOK 48534, PAGE 785.**

THIS INDENTURE, made the 2<sup>nd</sup> day of May, 2008, between

**MADISON VENTURES, LTD., a Georgia corporation**

as party or parties of the first part (hereinafter called "Grantor"), and

**MV CAPITAL, LLC, a Georgia limited liability company**

as party or parties of the second part (hereinafter called "Grantee") (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits);

WITNESSETH That: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described real property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 41 and 56 of the 5<sup>th</sup> District, Gwinnett County, Georgia as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

0046084

18



Said property is conveyed subject to all easements, covenants and restrictions of record affecting subject property.

This conveyance is made subject to that certain Deed to Secure Debt and Security Agreement from Madison Ventures, Ltd. to Georgian Bank in the original principal amount of \$5,000,000.00 dated October 15, 2004, recorded October 15, 2004 in Deed Book 40226, Page 101, Gwinnett County, Georgia records, which Grantee herein assumes and agrees to pay.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

This Corrective General Warranty Deed is executed and delivered in order to correct the legal description contained in a prior General Warranty Deed between the parties dated August 14, 2007, recorded in Deed Book 48534, Page 785, Gwinnett County, Georgia Records.

[SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

**GRANTOR:**  
Signed, sealed and delivered  
in the presence of:


MADISON VENTURES, LTD., a Georgia  
corporation

*[Signature]*  
Unofficial Witness

By: *[Signature]*  
Wayne H. Mason, President

*[Signature]*  
Notary Public

[CORPORATE SEAL]

[NOTARY SEAL]  




LESS AND EXCEPT:

**ALL THAT TRACT OR PARCEL OF LAND** lying and being in Land Lot 41 of the 5<sup>th</sup> District of Gwinnett County, Georgia, and being more particularly described as follows:

**BEGINNING** at the point of intersection of the northeastern side of the right-of-way of Tree Lane (right-of-way width varies) and the southeastern side of the right-of-way of New Hampton Drive (50-foot right-of-way); running thence along the southeastern side of the right-of-way of New Hampton Drive along the arc of a curve to the right a distance of 57.22 feet to a point (said arc having a radius of 2,839.79 feet and being subtended by a chord running North 58 degrees 19 minutes 51 seconds East a distance of 57.22 feet); continuing thence North 58 degrees 54 minutes 36 seconds East along the southeastern side of the right-of-way of New Hampton Drive a distance of 669.38 feet to the point of intersection of the northeastern terminus of said southeastern right-of-way of New Hampton Drive with the southwestern side of the southeastern terminus of that portion of Smokey Hollow Court (having a 62.10-foot right-of-way width at this point) remaining after the abandonment of the southeastern portion of Smokey Hollow Court pursuant to Resolution 2006-31 adopted by the City of Snellville on September 25, 2006; thence leaving the aforementioned terminus of the right-of-way of New Hampton Drive and continuing along the last-mentioned bearing of North 58 degrees 54 minutes 36 seconds East a distance of 712.10 feet (inclusive of the aforementioned 62.10-foot right-of-way width of Smokey Hollow Court and also of the former 50-foot right-of-way of Huntington Court which was abandoned in its entirety pursuant to aforementioned City of Snellville Resolution 2006-31) to a point on the southwestern side of the former right-of-way (50-foot right-of-way) of Hampton Place which also was abandoned in its entirety pursuant to aforementioned City of Snellville Resolution 2006-31); running thence South 30 degrees 15 minutes 27 seconds East a distance of 240.84 feet to a 1/2-inch rebar found; running thence South 58 degrees 58 minutes 07 seconds West a distance of 145.94 feet to a 1/2-inch rebar found; running thence South 58 degrees 58 minutes 01 second West a distance of 174.98 feet to a point; running thence South 60 degrees 13 minutes 46 seconds West a distance of 489.25 feet to a point; continuing thence South 60 degrees 13 minutes 46 seconds West a distance of 37.00 feet to a point; running thence North 30 degrees 42 minutes 14 seconds West a distance of 78.38 feet to a point; running thence South 58 degrees 54 minutes 36 seconds West a distance of 472.96 feet to a 1/2-inch rebar found; running thence South 55 degrees 20 minutes 48 seconds West a distance of 104.92 feet to a 1/2-inch rebar found on the northeastern side of the right-of-way of Tree Lane (right-of-way varies); running thence North 35 degrees 02 minutes 05 seconds West along the northeastern side of the right-of-way of Tree Lane a distance of 101.73 feet to a point; thence continuing along the northeastern side of the right-of-way of Tree Lane, following the curvature of an arc to the left a distance of 54.59 feet to an 1/2-inch rebar set at the TRUE POINT OF BEGINNING (said arc having a radius of 5869.69 feet and being subtended by a chord running North 35 degrees 18 minutes 04 seconds West a distance of 54.59 feet).

47592v1  
10012

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00072

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FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

2008 MAY -2 PM 4:06

TOM LAWLER, CLERK

303912-19

When Recorded Mail To:

D. BYRON HILLEY  
1827 POWERS FERRY ROAD  
BUILDING FIVE  
ATLANTA, GA 30339

ASSIGNMENT OF SECURITY INSTRUMENTS

RBC BANK (USA), successor by merger to THE PEACHTREE BANK by and through its duly appointed Attorney-in-Fact, RM KIDS, LLC, a Georgia limited liability company by Limited Power of Attorney (see attachment incorporated herein by reference and made a part hereof) ("Assignor"), having an address of 131 N. Church Street, Rocky Mount, NC 27802-2157, the holder of the following security instruments in favor of Assignor hereby assigns to RM KIDS, LLC, a Georgia limited liability company ("Assignee"), having an address of 2100 Parklake Drive, NE, Ste. A, Atlanta, Georgia 30345, the following instruments, to-wit:

1. Deed to Secure Debt and Security Agreement from First Properties, Inc. to The Peachtree Bank, dated January 18, 2008, filed for record at Deed Book 48591, Page 371, Gwinnett County records;
2. Assignment of Leases and Rents from First Properties, Inc. to The Peachtree Bank, dated January 18, 2008, filed for record at Deed Book 48591, Page 385, Gwinnett County, Georgia records;
3. UCC financing statement from First Properties, Inc. (Debtor) to The Peachtree Bank (Secured Party), filed on January 25, 2008, UCC File #067-2008-000950, and notice filing of record at Deed Book 48591, Page 398, Gwinnett County records; and
4. Cross Default Agreement between First Properties, Inc. and The Peachtree Bank, dated January 18, 2008, filed for record at Deed Book 48591, Page 395, Gwinnett County records,

together with all Loan Documentation described therein and included therewith, and the Note secured thereby executed by First Properties, Inc. in favor of The Peachtree Bank, dated January 18, 2008 in the original principal amount of \$755,000.00, with any amendments, renewals, extensions, or modifications thereto (the "Security Instruments").

0046085

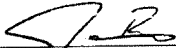
5 #

This Assignment is made without recourse, representations or warranties of any kind.

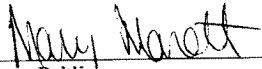
IN WITNESS WHEREOF, Assignor has duly executed this Assignment as of the 25<sup>th</sup> day of April, 2008.

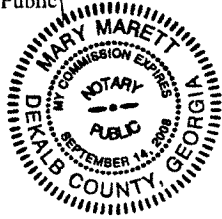
Signed, sealed and delivered in the presence of:

RCB BANK (USA), successor by merger to THE PEACHTREE BANK, by RM KIDS, LLC, a Georgia limited liability company as Attorney-in-Fact Under Limited Power of Attorney

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
By: Sonial Patel (SEAL)  
Its: Manager

  
\_\_\_\_\_  
Notary Public



BK48823PG0074

ATTACHMENT

LIMITED POWER OF ATTORNEY

RBC Bank (USA), as successor by merger to The Peachtree Bank ("Assignor") hereby appoints R M Kids, LLC ("Assignee"), as its attorney-in-fact to act in the name, place and stead of the Assignee for the purposes set forth below. This limited power of attorney is given pursuant to that certain Asset Sale Agreement (the "Agreement") by and between the Assignor and Assignee dated April 15, 2008, to which reference is made for the definition of all capitalized terms herein. The attorney-in-fact is hereby authorized, and empowered, as follows:

1. To execute, acknowledge, seal and deliver, on behalf of the Assignor ("Seller"), the allonges for endorsement of the Notes, provided that such allonges are substantially in the form of Attachment 3 to the Agreement, appropriately completely; and
2. To execute, acknowledge, seal and deliver, on behalf of Assignor, assignments of mortgages, deeds of trust, assignments of leases and rents and similar instruments which secure the Loans, provided that such assignments are substantially in the form of Attachment 4 to the Agreement, with such modifications as may be required to comply with applicable transfer and recording requirements and appropriately completed;

This instrument is to be construed and interpreted as a limited power of attorney and does not empower or authorize the said attorneys-in-fact to do any act or execute any document on behalf of the Assignor not specifically described herein.

The rights, powers, and authority of the attorney-in-fact granted in this instrument will remain in full force and effect until 11:59 p.m., Eastern Time, on October 15, 2008.

Dated: 8/25, 2008

Assignor: RBC Bank (USA), successor by merger  
to The Peachtree Bank

By: Glenn Rackley  
Printed Name: Glenn Rackley  
Official Title: Bank Officer

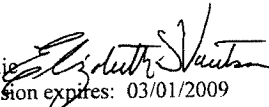
48823  
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State of North Carolina )  
County of Nash )

April 28, 2008

Then personally appeared the above named Glenn Rackley, Bank Officer of RBC Bank (USA), successor by merger to The Peachtree Bank ("Assignor"), and acknowledged the foregoing instrument to be his/her free act and deed and the free act and deed of Assignor, before me.

Notary Public   
My commission expires: 03/01/2009

ELIZABETH S. VOUTSAS  
NOTARY PUBLIC  
NASH COUNTY NC



48823  
00076

BK48823PG0076

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

2008 MAY -2 PM 4:07

TOM LAWLER, CLERK

303913

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(Above this Line Reserved for Recording Official)

**PLEASE RETURN TO:**

D. Byron Hilley, Esq.  
1827 Powers Ferry Road, Building 5  
Atlanta, Georgia 30339

**PLEASE CROSS INDEX TO:**

*Deed to Secure Debt from First Properties  
to Peachtree Bank, dated Jan., 18, 2008,  
recorded at Deed Book 48591, page 371.  
Gwinnett County Records.*

**COLLATERAL BLANKET ASSIGNMENT OF DEED TO SECURE DEBT AND  
SECURITY AGREEMENT AND ALL RELATED LOAN DOCUMENTS**

This Collateral Blanket Assignment of Deed to Secure Debt and Security Agreement and all related Loan Documents ("Assignment") is made as of April 25, 2008, by and between *RM Kids, LLC* (hereinafter referred to as "Assignor"), a Georgia limited liability company having offices at 2100 Parklake Drive, Atlanta, Georgia 30345 and *Nexity Bank* ("Assignee"), its successors and/or assigns, having offices at 300 Parkbrooke Place, Suite 350, Woodstock, Georgia 30189.

WITNESSETH:

WHEREAS, Assignee has this date executed and delivered to Assignor a note in the original principal amount of FOUR MILLION AND NO/100 DOLLARS (\$4,000,000.00) U.S. (the "Note"), which Note is due and payable on or before one (1) year from the date hereof; and,

WHEREAS, this Assignment is given as part of a lending/servicing transaction to secure said purchase money Note from Assignee to Assignor, in connection with which Assignor has this date assigned certain notes and loans purchased to Assignee as collateral to secure said Note.

**NOTICE OF TRANSFER OF LOAN SERVICING: THIS ASSIGNMENT ALSO SECURES A LOAN AGREEMENT UNDER WHICH ASSIGNEE IS THE HOLDER OF THE NOTE AND THE SERVICER OF THE LOAN DESCRIBED HEREIN; AND SECURES CERTAIN BANK FEES AND CHARGES AS PROVIDED FOR THEREIN.**

0046086

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**BK48823PG0077**

NOW THEREFORE, for and in consideration of the sum of TEN AND NO/100ths Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Assignor does hereby transfer, convey and assign unto Assignee all right, title, interest, powers, privileges and options in, under and to the following Collateral Security Instruments (and the note secured thereby):

*See Schedule "A", attached hereto and made a part hereof.*

Together with, any and all escrows, contract rights, indemnities, warranties, title and insurance policies, indemnity bonds, and any and all other rights transferred or assigned to Assignor by virtue of the loan purchase agreement by which Assignor purchased the Collateral Security Instruments listed above and assigned hereby.

Notwithstanding the foregoing, this Assignment shall be ineffective and Assignee shall exercise no rights (except for the servicing rights, which are the subject of a separate Loan Agreement between Assignor and Assignee of even date herewith) as to said Collateral Security Instruments unless and until such time as Assignor defaults under the terms of the Note or the Loan Agreement between Assignor and Assignee, and fails to cure such default within any time allowed under the Note or the Loan Agreement for cure. Once a default has taken place, Assignee may exercise this Assignment by giving written notice to Assignor to the effect that this Assignment has been exercised and therefore has become absolute in nature, and by causing a copy of such notice to be recorded in the deed records of the county in which the referenced Deed to Secure Debt is recorded and cross-indexed by the Clerk (to the extent available) to this instrument.

Assignor covenants and agrees that upon payment in full of all indebtedness secured hereby, and performance of all obligations secured hereby (including the obligations of Assignor under the Loan Agreement between Assignor and Assignee), Assignor shall furnish a cancellation in recordable form making reference to this Assignment.

WITNESS the due execution hereof as of April 25, 2008.

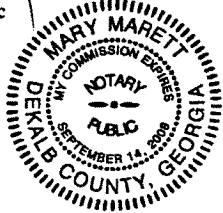
Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness

RM Kids, LLC

By: [Signature] (Seal)  
Sonial Patel, Manager

[Signature]  
Notary Public



# **PROPERTY TAX RECORDS**

All tag offices are open 8:30 a.m. - 5:30 p.m. Monday - Friday, extending to 6 p.m. Wednesdays. [Learn More](#)

Check [wait times](#) and [required paperwork](#) in advance.

[Make an Appointment](#)



## BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

### Tax Account

Mailing Address:  
EASTSIDE MEDICAL CENTER LLC  
1 PARK PLZ  
NASHVILLE, TN 37203-6527

SITUS:  
1700 MEDICAL WAY

Tax District:  
SNELLVILLE

Parcel ID	Property Type	Last Update
R5041 175	Real Property	4/27/2022 8:07:54 PM

Legal Description  
RONALD REAGAN PARKWAY

### Tax Values

Description	Market Value	Assessed Value
Land	\$7,595,100.00	\$3,038,040.00
Improvement	\$39,904,900.00	\$15,961,960.00
<b>Total</b>	<b>\$47,500,000.00</b>	<b>\$19,000,000.00</b>



Class Codes 412-Hospital (Non-Exempt)

### Assessments

	Net Tax	Savings
<u>School Taxes</u>	\$405,650.00	\$0.00
<u>County Incorporated No Police</u>	\$217,550.00	\$0.00
<b>Total Tax</b>	<b>\$623,200.00</b>	<b>\$0.00</b>

### Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	24544020	4/1/2022	2021	\$65,600.00	\$0.00	\$341.12	\$65,941.12
<b>Total Due:</b>				<b>\$65,600.00</b>	<b>\$0.00</b>	<b>\$341.12</b>	<b>\$65,941.12</b>

### Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	24544020	B21.136032	\$557,600.00	10/15/2021

Select Language ▼

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Administration





Phillip Henry <phillip@thesignbros.com>

**I SIGN VARIANCE - DOCUMENTS NEEDED !**

Heather Avery <Heather.Avery@piedmont.org>

To: Phillip Henry <phillip@thesignbros.com>, "Amy N. Wheeler" <Amy.Wheeler1@piedmont.org>

Cc: Trent Lind <Trent.Lind@piedmont.org>, Persaud Rudolph <Persaud.Rudolph@piedmont.org>, Ryan Bowcut <Ryan.Bowcut@piedmont.org>, Sarah Weeks <Sarah.Weeks@piedmont.org>

Tue, May 3, 2022 at 4:52 PM

Phillip-

See below property tax proof of payment.

From: Alice W. Fritz <Alice.Fritz@piedmont.org>

Date: May 3, 2022 at 3:48:40 PM EDT

Subject: RE: BL updates

To: Denise M. Zapletal <Denise.Zapletal@piedmont.org>, Amy N. Wheeler <Amy.Wheeler1@piedmont.org>, Alicia M. Cain <Alicia.Cain@piedmont.org>, Jennifer L. Mothorp <Jennifer.Mothorp@piedmont.org>, Aprilie Wicker <Aprilie.Wicker@piedmont.org>, Ellen C. Nicholas <Ellen.Nicholas@piedmont.org>

This provides the check # and date.

GL Business Unit = H2033, Year=2022, Acct=66641

View All | Return Query | Download to Excel | Download to XML

Row	Unit	Dept	Dept Desr	Account	Account Desr	Monetary Amount	Item	Quantity	UOM	GL Unit	Journal ID	Period	Year	Descr	Journal Date	Journal Entry	Voucher	Acctg Date on Voucher	Supplier	Supplier No.	Invoice	Invoice Date on Voucher	Document	Payment/Check Number	Payment Date of Check
1	PHCFP	60060	Administration	66641	Business Licenses and Permits	7642.960	1.0000	MO	H2033	APAC486541	10	2022	10	2022	Wound Care Eastside	04/19/2022	00960187	04/19/2022	106163	CITY OF SNELLVILLE	BL YoundCareEastside	04/01/2022	R	3000128415	04/19/2022
2	PHCFP	60060	Administration	66641	Business Licenses and Permits	30460.000	1.0000	MO	H2033	APAC486230	10	2022	10	2022	Eastside Medical	04/19/2022	00960188	04/19/2022	106163	CITY OF SNELLVILLE	BL Eastside Medical	04/01/2022	R	3000128544	04/21/2022
3	PHCFP	60060	Administration	66641	Business Licenses and Permits	-30460.000	1.0000	MO	H2033	APAC486230	10	2022	10	2022	Eastside Medical	04/19/2022	00960188	04/19/2022	106163	CITY OF SNELLVILLE	BL Eastside Medical	04/01/2022	R	3000128544	04/21/2022
4	PHCFP	60060	Administration	66641	Business Licenses and Permits	30460.000	1.0000	MO	H2033	APAC486541	10	2022	10	2022	Eastside Medical	04/19/2022	00960188	04/19/2022	106163	CITY OF SNELLVILLE	BL Eastside Medical	04/01/2022	R	3000128544	04/21/2022
5	PHCFP	71630	Offsite Radiology Diagnostic	66641	Business Licenses and Permits	7164.380	1.0000	MO	H2033	APAC486585	10	2022	10	2022	Radiology Loganville	04/21/2022	00965208	04/20/2022	106784	CITY OF LOGANVILLE	BL Radiology OF Loganville	04/01/2022	R	3000128641	04/28/2022

All tag offices are open 8:30 a.m. - 5:30 p.m. Monday - Friday, extending to 6 p.m. Wednesdays. [Learn More](#)

Check [wait times](#) and [required paperwork](#) in advance.

[Make an Appointment](#)



**TIFFANY P. PORTER**  
**WINNETT COUNTY**  
**TAX COMMISSIONER**

Q

## ACCOUNT DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#)

### Tax Account

Mailing Address:  
EHCA EASTSIDE LLC  
PO BOX 80610  
INDIANAPOLIS, IN 46280-0610

[Change Mailing Address](#)

SITUS:  
0 HAMPTON PLACE  
Tax District:  
SNELLVILLE



Parcel ID: R5041 372  
 Property Type: Real Property  
 Last Update: 5/3/2022 8:09:03 PM

Legal Description:  
 NEW HAMPTON & RONALD REAGAN PKWY



**Print Tax Bill**

**Click here to view and print your August 2021 tax bill.**

\* This bill is good through Oct 15, 2021 only.

**Tax Bills**

Note: Four years of tax information is available online. Email tax@gwinnettcounty.com to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2021	\$10,927.64	\$10,927.64	\$0.00	\$0.00	10/15/2021	\$0.00
2020	\$14,715.11	\$14,715.11	\$0.00	\$0.00	12/1/2020	\$0.00
<b>Total</b>						<b>\$0.00</b>



Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$9,126.29	\$9,126.29	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$9,154.06	\$9,154.06	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$9,207.98	\$9,207.98	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$9,146.15	\$9,146.15	\$0.00	\$0.00	10/15/2016	\$0.00
2015	\$8,504.80	\$8,507.80	\$0.00	\$0.00	10/15/2015	\$0.00
Total						\$0.00

Pay Now

No payment due for this account.